

HSTA 2024 BUDGET	2024 Budget	2023 Act + Fore	2023 Budget	2024	2024	2024
				Budget to 2023 Act + Fore (%)	Budget to 2023 Budget (%)	Budget to 2023 Budget (\$)
<b>INCOME</b>						
41000 Assessments	1,171,323	1,115,844	1,126,273	5%	4%	45,050
41010 Condo Fees	16,564	16,434	16,440	1%	1%	124
42000 Set up fees	2,100	5,400	2,100	-61%	0%	0
42010 Late fees	7,200	14,614	10,513	-51%	-32%	(3,313)
45500 Legal Reimbursement	420	1,100	300	-62%	40%	120
42020 Transfer fees	46,800	145,019	43,500	-68%	8%	3,300
45100 HSSC Management & Admin	40,432	37,997	37,997	6%	6%	2,434
43000 Cell Tower leases	23,753	24,843	22,886	-4%	4%	867
43010 CTC lease	3,057	2,965	2,954	3%	3%	103
45000 Clubhouse/Barn rentals	14,400	18,140	13,800	-21%	4%	600
46000 Operating (CIT) Bank Interest	539	539	1,921	0%	-72%	(1,382)
46050 Investment Bank Interest	28,098	28,098	3,122	0%	800%	24,977
45700 Design Review	1,800	3,050	1,800	-41%	0%	0
46100 Interest Income (Delinq)	1,111	1,111	1,080	0%	3%	31
46200 Bank Fee Reimbursed	405	405	185	0%	119%	220
49000 Miscellaneous	1,500	1,654	1,500	-9%	0%	0
<b>TOTAL INCOME</b>	<b>1,359,502</b>	<b>1,417,212</b>	<b>1,286,371</b>	<b>-4%</b>	<b>6%</b>	<b>73,131</b>
<b>RESERVES</b>						
58020 Conservation Reserve	60,000	36,000	36,000	67%	67%	24,000
58010 Operating Reserves	96,000	72,000	72,000	33%	33%	24,000
<b>EXPENSES</b>						
<b>Staffing</b>						
51015 Management Staff	160,200	139,920	135,300	14%	18%	24,900
51100 Site Hourly labor	36,050	43,057	77,655	-16%	-54%	(41,605)
51025 Payroll Taxes	16,150	14,820	18,652	9%	-13%	(2,502)
51026 Payroll Fees	3,450	3,161	3,223	9%	7%	227
51030 Workers Comp	3,232	3,232	2,641	0%	22%	591
51200 Open Space Manager	13,800	11,142	13,800	24%	0%	0
<b>Total Staffing</b>	<b>232,882</b>	<b>215,333</b>	<b>251,271</b>	<b>8%</b>	<b>-7%</b>	<b>(18,389)</b>
<b>Administrative</b>						
52000 Administrative	1,063	1,013	0	5%	0%	1,063
52010 Accounting/Tax Prep	2,419	5,325	4,050	-55%	-40%	(1,631)
52020 Bank Fees Charged	465	465	135	0%	244%	330
52030 Legal	4,800	10,030	4,800	-52%	0%	0
52100 Supplies/Printing/Postage	28,749	27,380	18,984	5%	51%	9,765
52200 Taxes	1,717	1,635	1,334	5%	29%	382

	2024	2023	2023	2024	2024	2024
	Budget	Act + Fore	Budget	Budget to 2023 Act + Fore (%)	Budget to 2023 Budget (%)	Budget to 2023 Budget (\$)
<b>HSTA 2024 BUDGET</b>						
52300 Insurance	14,942	14,078	19,204	6%	-22%	(4,262)
52400 Management Fee	33,768	30,050	30,026	12%	12%	3,742
52500 Design Review Fee	3,240	3,295	0	-2%	0%	3,240
52900 Miscellaneous	2,141	2,141	1,880	0%	14%	262
<b>Total Administrative</b>	<b>93,303</b>	<b>95,411</b>	<b>80,413</b>	<b>-2%</b>	<b>16%</b>	<b>12,890</b>
<b>Office</b>						
53010 Rent	20,630	16,628	21,393	24%	-4%	(763)
53020 Postal Room Lease	18,864	17,476	20,135	8%	-6%	(1,271)
53100 Phone/Internet	12,332	12,332	13,774	0%	-10%	(1,442)
53200 Furniture/Fixt/Equip	1,800	2,038	1,500	-12%	20%	300
53300 Copier Lease/maintenance	7,200	7,042	7,664	2%	-6%	(464)
53400 Tech Resources	1,764	1,680	1,709	5%	3%	56
<b>Total Office</b>	<b>62,590</b>	<b>57,197</b>	<b>66,174</b>	<b>9%</b>	<b>-5%</b>	<b>(3,584)</b>
<b>Community Programs Services</b>						
54010 Events/Programs	47,700	47,795	42,976	0%	11%	4,724
54200 Website	1,800	2,775	4,698	-35%	-62%	(2,898)
54400 Sponsorships/Donations	(11,069)	(12,058)	(10,110)	-8%	9%	(959)
<b>Total Community Programs</b>	<b>38,431</b>	<b>38,513</b>	<b>37,564</b>	<b>0%</b>	<b>2%</b>	<b>867</b>
<b>Facilities Operations</b>						
58050 Post Office	4,800	6,531	4,225	-27%	14%	575
58060 Barn	9,840	6,071	6,600	62%	49%	3,240
58030 Clubhouse	19,400	16,525	19,850	17%	-2%	(450)
58040 Fitness Center	5,700	5,317	10,800	7%	-47%	(5,100)
55010 Janitorial	4,675	4,532	5,397	3%	-13%	(722)
55210 Pool Maintenance	51,975	51,975	67,363	0%	-23%	(15,388)
58045 Facility Operations Other	7,168	7,168	8,655	0%	-17%	(1,487)
<b>Total Facilities Operations</b>	<b>103,558</b>	<b>98,119</b>	<b>122,890</b>	<b>6%</b>	<b>-16%</b>	<b>(19,332)</b>
<b>Open Space</b>						
50010 Operations and Maint.	95,584	92,800	76,619	3%	25%	18,965
50020 Repairs and Improvements	28,500	21,325	28,500	34%	0%	0
50030 Farm	20,300	19,992	16,900	2%	20%	3,400
50035 Ag Fields	11,948	11,948	17,400	0%	-31%	(5,452)
50065 Vehicles/heavy equip maint.	1,500	4,878	951	-69%	58%	549
50080 Trails	3,000	2,799	3,500	7%	-14%	(500)
50085 DCHS/Farmstead	8,380	4,350	5,000	93%	68%	3,380
50045 Community Programs	4,000	1,496	1,245	167%	221%	2,755
50070 Chemicals	0	0	975		-100%	(975)
<b>Total Open Space</b>	<b>173,212</b>	<b>159,588</b>	<b>151,090</b>	<b>9%</b>	<b>15%</b>	<b>22,122</b>

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<b>Site Operations</b>						
55000 Site Operations & Maint	3,750	3,950	0	-5%	0%	3,750
55100 Subcontracted landscape	334,824	317,648	295,200	5%	13%	39,624
55400 Street Lighting	3,800	2,545	6,356	49%	-40%	(2,556)
55410 Snow removal	1,600	1,528	2,500	5%	-36%	(900)
55500 Veolia Water	28,779	28,779	23,483	0%	23%	5,297
55510 Electric/gas/other	33,932	33,932	30,625	0%	11%	3,307
55520 Trash	11,985	13,032	7,233	-8%	66%	4,752
55900 Pest Control	15,435	12,600	12,600	23%	23%	2,835
56010 Vehicles/heavy equip maint.	2,400	4,490	2,120	-47%	13%	280
56020 Tools/light equip maint.	1,800	1,516	2,500	19%	-28%	(700)
56100 Chemicals	0	0	148		-100%	(148)
56110 Supplies/Fuel	2,580	2,257	4,980	14%	-48%	(2,400)
56200 Landfill	221	221	628	0%	-65%	(406)
<b>Total Site Operations</b>	<b>441,106</b>	<b>422,498</b>	<b>388,373</b>	<b>4%</b>	<b>14%</b>	<b>52,733</b>
<b>Site Repairs/Maint/Minor Imp</b>						
57010 Buildings/Structures	7,200	14,727	7,200	-51%	0%	0
57020 Fences/Bridges/Trails	3,600	1,845	3,600	95%	0%	0
57030 Facilities/Parks	9,000	2,842	9,000	217%	0%	0
57040 Clubhouse/Fitness/Pools	5,700	15,899	5,700	-64%	0%	0
57100 Irrigation System	0	13,799	7,200	-100%	-100%	(7,200)
57200 Trees (Com. Areas & Orchard)	30,000	43,710	46,750	-31%	-36%	(16,750)
57210 Other plantings	1,200	5,142	720	-77%	67%	480
57900 Miscellaneous	1,200	1,364	0	-12%	0%	1,200
<b>Total Site Repairs/Maint/Minor Imp</b>	<b>57,900</b>	<b>99,327</b>	<b>80,170</b>	<b>-42%</b>	<b>-28%</b>	<b>(22,270)</b>
<b>Total Expense</b>	<b>1,358,982</b>	<b>1,293,986</b>	<b>1,285,945</b>	<b>1</b>	<b>6%</b>	<b>73,038</b>
<b>Net Ordinary Income</b>	<b>519</b>	<b>123,226</b>	<b>426</b>	<b>(1)</b>	<b>22%</b>	<b>93</b>

**Reserve/Capital Improvements 2024**

<b>RS Page#</b>		<b>Projected Budget</b>	<b>Reserve Budget Allocation</b>
83	SMP Plaster Repair	20,000	87,178
81 & 85	CHP Coping and Deck	130,000	6,323
52	Play Chips Parks	20,000	4,188
50 & 51	Private Rds / Repairs & Seal	9,500	3,407
53	Park Benches / Replace & Repair	8,000	6,400
56	Curbing Repairs	2,000	1,500
63	Replace Gates at Pools	10,000	13,800
66	Clubhouse Furniture	8,000	8,000
93	Entrance, Merc/Village Gr Parking Lot and Clubhouse Landscape	35,000	10,000
67	Fitness Equipment	20,000	18,463
<b>Reserve/Capital Improvements 2024</b>		<b>262,500</b>	<b>159,259</b>

**Notes**

4% increase in 2024 to balance operational expenses to income  
Reserve contribution based on Financial Review & Reserve Study  
Transfer Fees budgetted conservatively  
Cell Tower and CTC Lease 3% annual increase  
Formerly Interest was combined under 46000 and Interest Income (Delinquent Accounts) with Late Fees 42010  
Bank Fees Reimbursed formerly combined with Late Fees 42010  
Insurance 5% increase / less 25% to HSSC  
AMI 3% increase annually  
Events budget includes contribution from CRTA and special event insurance  
Sponsorship HS Library and DCHS  
Sister Sweepers 2024 Service Agreement with 5% increase  
Pool Maintenance 0% increase  
Farm budget includes Farm Consultant 0% Increase  
Hopkins 2% (Annual increase and 1 residential leaf pick up) + 1% for additional non contract or other contractor tasks